

**Town of Kinderhook
Planning Board Workshop
August 8, 2013**

Approved

Minutes

The workshop meeting of the Town of Kinderhook Planning Board was held on Thursday, August 8, 2013 beginning at 7:00pm at the Kinderhook Town Hall, 4 Church Street, Niverville, NY. The Meeting was called to order by the Chairwoman, Mary Keegan-Cavagnaro. The Roll was taken by the Secretary.

A. Roll Call

Present:

Mary Keegan-Cavagnaro, Chairwoman
Matthew Greisemer, Acting Town Attorney
Patrick Prendergast, Engineer
Chris Simonsen
William Butcher
Jake Samascott
Daniel Weiller
Cheryl Gilbert
Nataly Dee, Secretary

Excused:

Dale Berlin
Guy Rivenburgh
Peter Haemmerlein

Absent:

None

B. Correspondence

1. Review of Minutes:

July 11, 2013: Workshop
July 16, 2013: Meeting

Minutes are pending approval at the next regular meeting following further review.

C. Public Hearing(s)

None

D. Old Business

1. Gary Laguesse: Site Plan Review – 3340 US Route 9

No one was in attendance to represent the project.

2. Henry Kazer: Major Subdivision - County Route 28

No one was in attendance to represent the project.

3. Club Life Sports Zone: Site Plan Review - US Route 9:

Public Hearing scheduled for Thursday August 18, 2013, at 7:05pm

4. Russell Beck: Change of Use. Old Toyota of Kinderhook on Route 9H

No one was in attendance to represent the project.

5. Former Kinderhook Bank (Owner David Raihofer): Site Plan Review for addition to building

No one was in attendance to represent the project.

6. Dollar General: Site Plan Review – US Route 9

No one was in attendance to represent the project.

E. New Business

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There were two parties of potential applicants that were seeking information and feedback from the Board regarding their proposals. No applications were submitted at this time.

1. Mssrs. Thomas Sullivan, Mark Sullivan, and William Sullivan are brother who own a 2.1 acre parcel with one house at 84 Ottoville Road, Niverville, on Kinderhook Lake. They would like to subdivide the property and build an additional house or houses as allowed. The applicants provided a tax map of the property. Part of the property is zoned Agricultural and part is zoned Hamlet. The property was purchased in 1993. The Board inquired whether there is a current or recent survey of the property. The applicants thought there was a survey at the time of purchase and would attempt to provide it. The question before the Board is which zoning applies? It is a pre-existing non-conforming lot. But, would each section have to comply with the zoning that it is in? It was suggested that they may have to appear before the Zoning Board of Appeals for a variance. The applicant asked whether the entire parcel could be rezoned Hamlet. It appears that there are only a few parcels in the town which cross zoning lines. Mr. Greissemer offered that the Code stipulates that in a situation such as this, the property would be held to conform to the requirements of the prevailing zone as determined by the percentage of land in each zone. The Board suggested that before moving forward, the applicant would want to have a current survey to determine the percentages of the parcel in each zone. It was also recommended that the applicant contact Supervisor Grattan for his opinion. Further, they were advised to look at the Code to determine if other requirements could be met based on what the applicant is trying to accomplish.

2. Paul Webber. Minor Subdivision. The applicant would like to subdivide a 2 acre parcel off of a 4.14 acre parcel at 347 State Farm Rd at the corner of Route 28 in Niverville. The area is zoned R2. It would be a flag shaped lot with 30' access road. The issue of a shared driveway and easement were discussed. It was recommended that the applicant seek the assistance of a surveyor in developing their plans. It was also recommended that the Department of Health be contacted for septic approval.

F. ZBA Opinions

None

G. Liaisons

1. Village Planning Boards: Meeting was canceled.
2. Town Board: Liaison was excused.
3. Comprehensive Plan Review Committee: Public Hearing still needs to be held by the Town.

4. NYSEG Project: Public Service Hearing schedule. Independent engineer proposed a low voltage option. PSC had questions and were seeking more information.

H. Other

1. Public Comment

Mr. Robert Cramer expressed concerns about the Expert Roofing Business that has had a presence in town of late. They have been issued a Peddler's License from the Town Clerk. Mr. Cramer is concerned that there is a trailer parked in the O'Kenny's parking lot. He wondered if they are here legally and if the sign is legal. The Code Enforcement Officer has not taken any action. Mr. Cramer indicated that he was going to take his concerns to the Town Board.

A motion to adjourn was made by Mr. Weiller. Motion seconded by Mr. Butcher. All in favor. Motion carried; meeting adjourned at 8:00pm.

Respectfully Submitted,

Nataly Dee, Secretary